

TEXAS TRANSPORTATION COMMISSION

BURNET County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the town of Kingsland, Burnet County, on FM 1431, the State of Texas acquired multiple easement interests in certain lands by an instrument recorded in Volume 118, at Page 621, Deed Records of Burnet County, Texas.

One of the easement interests, encumbering the real property, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

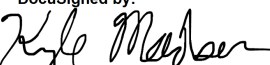
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

The University of Houston is the owner of the fee interest in the property and has requested to purchase the easement interest for \$2,250.

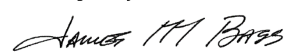
The commission finds \$2,250 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to the University of Houston for \$2,250.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC...  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36620BA547D4BD...  
Executive Director

115798 July 30, 2020

Minute	Date
Number	Passed

County: Burnet  
Project: Burnet County  
M&B No. 201170  
MSG Job No. 3764-BDY

**FIELD NOTES FOR A 0.1178 ACRE TRACT  
DRAINAGE & UTILITY EASEMENT  
TRACT 2**

Being a tract of land containing 0.1178 acre (5,130 square feet) located in the WM Simmons Survey, Abstract Number (No.) 121 and the J.W. Crawford Survey, Abstract No. 518, Burnet County, Texas; said 0.1178 acre tract being aa portion of a 50 feet wide drainage and utility easement recorded in Volume (Vol.) 118, Page (Pg.) 621, Burnet County Deed Records ( B.C.D.R.) conveyed to the State of Texas by Buckner Orphans Home and recorded on October 29, 1957, and a portion of Lot 6, Block B of the Kingsland Hills, Section One, a subdivision plat of record in Cabinet (Cab.) 1, Slide 56D, Burnet County Plat Records (B.C.P.R.) and being recorded in the name of University of Houston in Vol. 276, Pg. 885, B.C.D.R.; said 0.1178 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the monumented southerly line of Lot 6, Block B (called North 76 degrees 25 minutes 00 seconds East), Kingsland Hills, Section One, a subdivision of record in Cab. 1, Slide 56D, B.C.P.R.):

**COMMENCING** at a 1/2-inch iron rod found on the southwesterly right-of-way (R.O.W.) line of F.M. 1431 (160 feet wide per Texas Department of Transportation Map, Control 1378, Section 4, last revised June 1986) for the northeast corner of said Lot 6, Block B and the south corner of Lot 5, Block B, of said Kingsland Hills, Section one;

Thence, with the southwesterly R.O.W. line of said F.M. 1431 and the east line of said Lot 6, Block B, the following two courses (2):

1. South 11 degrees 10 minutes 00 seconds West, a distance of 10.39 feet to the northeast corner and **POINT OF BEGINNING** having surface coordinates (N: 10206207.22; E: 2899560.50) of the herein described tract;
2. South 11 degrees 10 minutes 00 seconds West, a distance of 24.61 feet to a 1/2-inch iron rod found at the corner common to Lot 6 and Lot 14, Block B, of said Kingsland Hills, Section One for the southeast corner of the herein described tract;
3. Thence, with the common line to, Lot 6 Lot 13 and Lot 14, of said Kingsland Hills, Section One, South 76 degrees 25 minutes 00 seconds West, a distance of 151.16 feet to a point for the southwest corner of the herein described tract;

Thence, through and across Lot 6, Block B, of said Kingsland Hills, Section One, the following two courses (2):

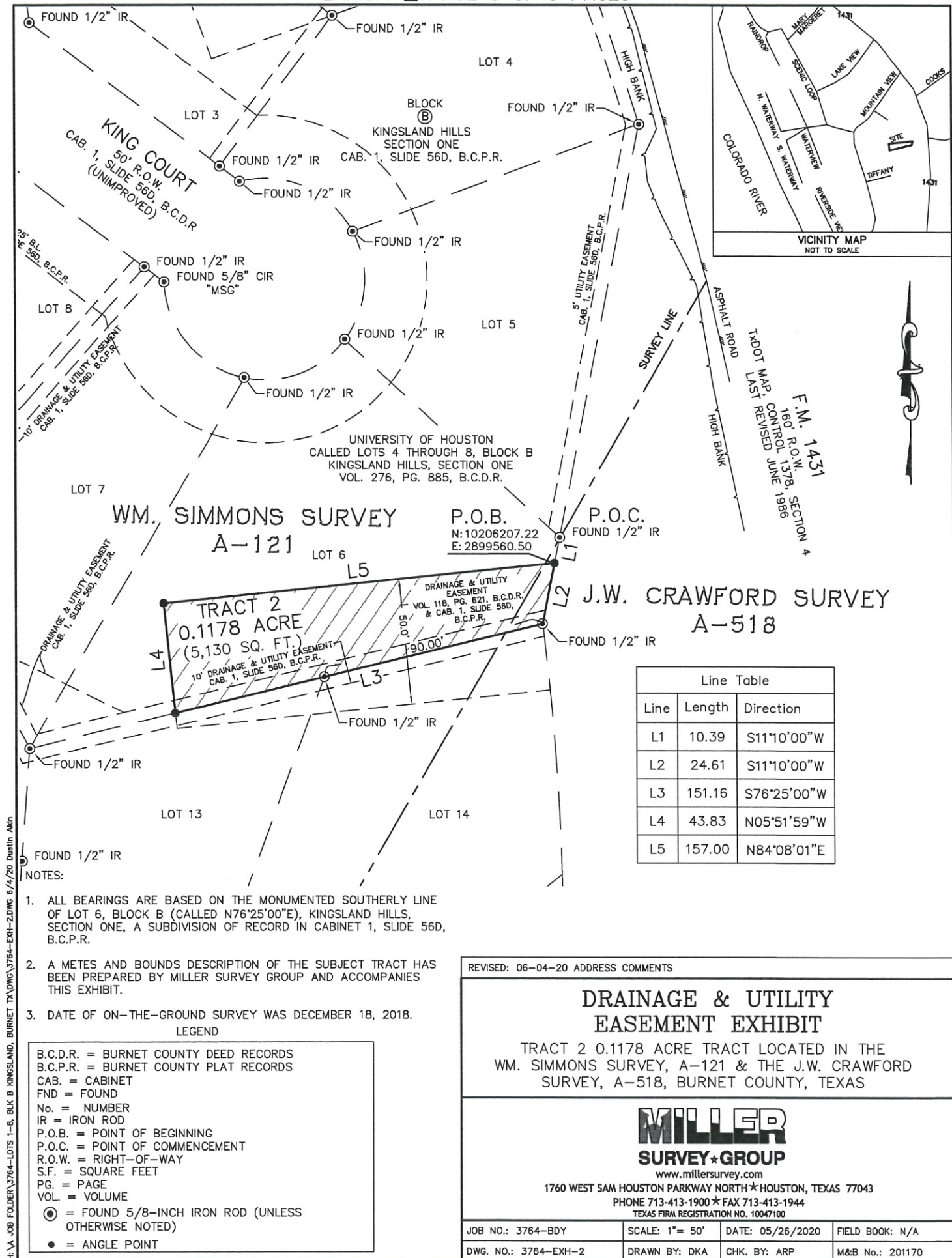
4. North 05 degrees 51 minutes 59 seconds West, a distance of 43.83 feet to a point for the northwest corner of the herein described tract;
5. North 84 degrees 08 minutes 01 seconds East, a distance of 157.00 feet to the **POINT OF BEGINNING** and containing 0.1178 acre of land.

An exhibit map has been prepared by Miller Survey Group and accompanies this description. Date of on-the-ground survey was December 18, 2018.

  
Anthony R. Peacock, R.P.L.S.  
Texas Registration No. 5047



**Miller Survey Group**  
Texas Firm Reg. No. 10047100  
[www.millersurvey.com](http://www.millersurvey.com)  
Ph: (713) 413-1900  
M&B No. 201170  
Dwg No. 3764-BDY  
Date: May 26, 2020  
Date Revised : June 4, 2020





Segment #1 : Line

Course: S11°10'00"W Length: 24.609'

Segment #2 : Line

Course: S76°25'00"W Length: 151.160'

Segment #3 : Line

Course: N05°51'59"W Length: 43.828'

Segment #4 : Line

Course: N84°08'01"E Length: 156.999'

Perimeter: 376.596' Area: 0.1178acres

Error Closure: 0.0010 Course: N41°36'26"W

Error North: 0.00074 East: -0.00065

Precision 1: 376596.000